

**NO TRANSFER
TAX PAID**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **AVERILL ASSOCIATES, LLC**, a Maine limited liability company with a place of business at Falmouth, Maine, for consideration paid, grant to **G. KEVIN MCQUINN** of Portland, Maine, whose mailing address is 202 U. S. Route 1, Falmouth, Maine 04105, with **WARRANTY COVENANTS**, the land in Waterville, County of Kennebec and State of Maine, described below.

Certain real estate located on Matthews Avenue in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

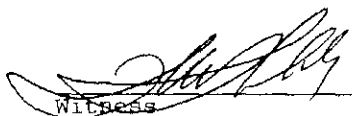
A twenty-five percent (25%) undivided interest in Units 2, 4, 6, 8, 9, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 38, 40, 42, 43, and 44 as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1 and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314, as amended.

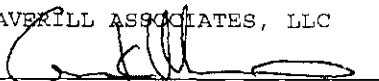
Together with, and Grantor hereby assigns to Grantee, all of the rights of the Declarant under the Declaration, including without limitation, Development Rights and the Special Declarant Rights.

Together with any and all of Grantor's interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Units described above and any personal property of Grantor located in any of those Units or anywhere on the real estate.

Being a portion of the same premises conveyed to the Grantor herein by deed of Gerrity Company, Incorporated, dated November 29, 1999 and recorded in the Kennebec County Registry of Deeds in Book 6213, Page 184. Reference is made to deed of 625 Congress Associates, LLC to the Grantor herein of even date to be recorded herewith.

IN WITNESS WHEREOF, the said Averill Associates, LLC has caused this instrument to be executed by G. Kevin McQuinn, its Manager thereunto duly authorized, this 22 day of September, 2004.


Witness

AVERILL ASSOCIATES, LLC
BY: 
G. Kevin McQuinn
Its Manager

② BSSN


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STATE OF MAINE
COUNTY OF CUMBERLAND


September 22, 2004

Then personally appeared G. Kevin McQuinn in his capacity as duly authorized Manager of Averill Associates, LLC and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said company.

Before me


~~Notary Public~~/Attorney at Law
William M. Welch

G. Kevin McQuinn hereby accepts the foregoing assignment of Special Declarant Rights.


G. Kevin McQuinn

STATE OF MAINE
COUNTY OF CUMBERLAND

September 22, 2004

Then personally appeared G. Kevin McQuinn and acknowledged the foregoing instrument to be his free act and deed.

Before me


~~Notary Public~~/Attorney at Law
William M. Welch

Received Kennebec SS.
09/23/2004 9:22AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS